



# United States Department of the Interior

## NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

MAR 8 2010

Re: PROPERTY: **Hermann House, 207 Schiller, Hermann, MO**  
PROJECT NUMBER: **20715**

My review of your appeal of the decision of Technical Preservation Services, National Park Service, denying certification of the rehabilitation of the property cited above is concluded. The appeal was initiated and conducted in accordance with Department of the Interior regulations (36 CFR Part 67) governing certifications for Federal income tax incentives for historic preservation as specified in the Internal Revenue Code. Thank you taking the time to talk with me, and for providing a detailed account of the project.

After careful review of the complete record for this project, I have determined that the rehabilitation of The Hermann House is not consistent with the historic character of the property and the historic district in which it is located, and that the project does not meet Standards 2 and 9 of the Secretary of the Interior's Standards for Rehabilitation. Therefore, the denial issued on October 23, 2008, by Technical Preservation Services is hereby affirmed. However, I have further determined that the project could be brought into conformance with the Standards, and thereby be certified, if the corrective measures described below are undertaken.

The Hermann House was constructed as a two and a half story, front gable commercial building in 1868. An addition was added to the rear in 1878 and the building was capped by a mansard roof in 1883. In 1936, a new three-story building was constructed to the north and the façade of the Herman house was altered, creating the unified appearance as seen in the Part 1 – Evaluation of Significance photos received on September 21, 2007. While the building was within the boundary of the Hermann Historic District, the 1936 date for the large addition put the building outside the period of significance for the district. On February 12, 2008, the National Park Service issued a preliminary determination that the building appeared to contribute to the significance of the district but was outside the period of significance.

On October 23, 2008, Technical Preservation Services of the National Park Service determined that the completed rehabilitation for the Hermann House did not meet Standards 2 and 9 due to the removal of the historic canopy and the placement of a single awning extending the width of the front façade. Standard 2 states, *"The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided."* Standard 9 states, *"New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."*

I have determined that, prior to the rehabilitation, the building's 1936 façade was its primary character-defining feature. The fenestration was composed in three parts separated vertically by patterned brickwork between sections. In addition, three segments of stone belt coursing separated the commercial uses on the first floor from the apartments on the two upper floors. A projecting canopy in the center section highlighted the apartment entrance. You also submitted a (circa 1970s, based on the car in the foreground) photograph showing two awnings of unequal height flanking the center canopy, both of which had been removed prior to the rehabilitation. I find that the removal of the entrance canopy and installation of a single awning across the full width of the façade significantly compromises the historic character of the façade and consequently contravenes Standards 2 and 9, cited above.

While the rehabilitation of the building as completed cannot be approved for the reason set forth above, it can be brought into conformance with the Standards for Rehabilitation, and thereby achieve the requested certification, if the following measures are undertaken:

1. The central portion of the currently installed awning must be removed and the historic canopy over the central entrance must be reinstalled. Or, if the canopy has deteriorated beyond repair, that condition must be thoroughly documented, and a replacement canopy, matching the historic in materials, appearance, and dimensions, may be installed in its place. If a replacement is to be installed, documentation of the condition of the historic canopy and plans and specifications for its replacement must be submitted to me for review and approval prior to installation.
2. Since there is photographic evidence of previous awnings, the remaining two sections of the new awning may remain, but they must be inset the same dimension from the inner ends of the stone belt courses as they are from the outer ends of the belt courses. They may remain equal in height.

If you choose to proceed with the corrective measures described above, you may secure certification of the rehabilitation by filling out the enclosed Request for Certification of Completed Work, updating the qualified rehabilitation expenses, and submitting it with photographs of the completed work to Technical Preservation Services, National Park Service, Attention: Dan Bruechert, with a copy to the Missouri State Historic Preservation Office. Note that this project will not become a "certified rehabilitation" eligible for the tax incentives until it is completed and so designated.

As Department of the Interior regulations state, my decision is the final administrative decision with respect to your appeal of the October 23, 2008, denial regarding rehabilitation certification. A copy of this decision will be provided to the Internal Revenue Service. Questions concerning specific tax consequences of this decision or interpretations of the Internal Revenue Code should be addressed to the appropriate office of the Internal Revenue Service.

Sincerely,



John A. Burns, FAIA  
Chief Appeals Officer  
Cultural Resources

Enclosure

cc: SHPO-Missouri  
IRS